

CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, JANUARY 14, 2014
COUNCIL CHAMBER, CITY HALL, 125 EAST COLLEGE STREET
7:30 P.M.

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

1. Opening Matters

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.
- D. Minutes of the Regular Meeting of December 10, 2013

E. Public Comment:

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.**

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONTINUED PUBLIC HEARINGS

2. Continued Public Hearing to consider Application PCD 13-001, a request to establish a Planned Community Development (PCD) overlay zone on two currently industrial properties zoned "M-1/Light Manufacturing," at 1566-1600 West San Bernardino Road, a) to allow, as a permitted use, wineries; and b) to allow, under the Conditional Use Permit process, on-site wine tasting and on-site beer tasting with, respectively, a winery and a brewery.

- Staff Report
- Questions of staff from Commission
- Receive testimony in favor and in opposition of the item
- Close the public hearing
- Recommend continuing of application
- Roll Call Vote

3. Continued Public Hearing to consider Application CUP 13-012, a request for a Conditional Use Permit to allow on-site wine tasting and on-site beer tasting with, respectively, a winery and a brewery at 1580 West San Bernardino Road, Suites H and I.
 - Staff Report
 - Questions of staff from Commission
 - Receive testimony in favor and in opposition of the item
 - Close the public hearing
 - Recommend continuing of application
 - Roll Call Vote

PUBLIC HEARINGS

4. Planning Commission to consider the following applications concerning Application Annexation 2013-05, a proposed annexation to the City of Covina of the currently unincorporated property known as “Assessor’s Parcel Number (APN) 8421-025-018” (a 3,224-square foot, landlocked parcel of land that is located immediately west of and, following annexation, would be joined with the property at 1009 North Citrus Avenue, where a residential condominium development is currently under construction):
 1. Application Pre-General Plan Designation 13-001, a request to pre-establish a General Plan Land Use Map designation of “HDR/High Density Residential” for the aforementioned parcel;
 2. Application Pre-Zoning Designation 13-001, a request to pre-establish a Zoning Map designation of “RD-2000 (PCD)/Residential – Multiple Family, Minimum Lot Area of 2,000-square feet for each dwelling unit with a Planned Community Development Overlay Zone” for the aforementioned parcel; and
 3. A determination for California Environmental Quality Act (CEQA) purposes, relative to Section 15319(a) of the CEQA Guidelines.
 - Staff Report
 - Questions of staff from Commission
 - Open public hearing; receive testimony in favor and in opposition of the item
 - Close the public hearing
 - Recommendation to City Council of applications
 - Roll Call Vote

GENERAL MATTERS

5. NONE

ADMINISTRATIVE ITEMS

6. INFORMATION
7. COMMISSION COMMENTS

8. ADJOURNMENT

Adjourn to the regular meeting of the Planning Commission on January 28, 2014 at 7:30 p.m.

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.